

Message Text

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ACTION FBOE-00

INFO OCT-01 OC-06 CCO-00 ISO-00 A-01 L-03 NEA-10 /021 W
-----020627 132259Z /23
R 130902Z AUG 77
FM AMEMBASSY KUWAIT
TO SECSTATE WASHDC 8762

UNCLAS KUWAIT 4536

E.O. 11652: N/A
TAGS: ABLD, AFAC
SUBJECT: CONSTRUCTION OF CCC, PROPERTY OBC L01001

REF: (A) STATE 188573, (B) STATE 56891

1. WE DO NOT BELIEVE THAT THERE WILL BE ANY PROBLEMS WITH
IMPORT DUTIES. EMBASSY ROUTINELY IMPORTS ALL SORTS OF
OFFICIAL SUPPLIES AND EQUIPMENT. IN ANY CASE, IN ORDER TO
SEEK EXEMPTIONS, EMBASSY WILL HAVE TO HAVE BILLS OF LADING
IN HAND.

2. NO LOCAL TAXES WILL BE IMPOSED ON THE PROJECT.

3. NO ZONING RESTRICTIONS EXIST.

4. BUILDING PERMIT PRESENTS POTENTIAL PROBLEM. GULF
ENGINEERS WILL PREPARE DOCUMENTS (DRAWINGS, ETC.) FOR APPLI-
CATION FOR BUILDING PERMIT AS PART OF THEIR CONTRACT. FOREIGN
MINISTRY HAS TOLD US THAT PLANS AND SPECIFICATIONS SHOULD BE
SUBMITTED BY DIPLOMATIC NOTE, AND THAT THEY WILL OBTAIN
BUILDING PERMIT. HOWEVER, AT SOME STAGE, WE BELIEVE THAT
SIGNATURE OF LANDLORD'S AGENT WILL BE REQUIRED. AS DEPT
AWARE, WE ARE CURRENTLY IN DISPUTE WITH LANDLORD ABOUT
EXERCISE OF EMBASSY'S RENEWAL OPTIONS ON COMPUND
LEASE. LANDLORD'S AGENT HAS REFUSED TO ACCEPT RENT
CHECKS FOR TWO YEARS RUNNING. (WE HAVE DEPOSITED RENT
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CHECK WITH LOCAL COURT AS IS LOCAL PRACTICE.) AGENT
IS HOLDING OUT FOR VASTLY INCREASED RENT PAYMENTS. THUS
HE MAY TRY TO USE HIS SIGNATURE ON BUILDING PERMIT REQUEST
AS BARGAINING CHIP. IF LOCAL AGENT REFUSES TO SIGN, WE
MAY HAVE TO APPEAL TO AGENTS OF LANDLORD IN BAHRAIN.

(AMIR OF BAHRAIN IS OWNER OF COMPOUND.)

5. FYI: EMBASSY RECENTLY PRESENTED PROPOSAL FOR ADDITIONAL CONSTRUCTION ON COMPOUND (SEE REF B) TO LANDLORD'S LOCAL AGENT. HE DISPLAYED NO INTEREST, SUGGESTING A MUCH MORE EXTRAVAGANT SCHEME INVOLVING THE CONSTRUCTION OF A "HIGH RISE EMBASSY" ON QUARTER OF PRESENT COMPOUND, WITH REMAINDER TO REVERT TO LANDLORD FOR DEVELOPMENT OR SPECULATION. EMBASSY TOLD AGENT THAT USG COULD NOT AGREE TO SURRENDER ANY PART OF EXISTING COMPOUND.

6. EMBASSY WILL SUBMIT PRELIMINARY DRAWINGS TO DEPT FOR APPROVAL AS SOON AS RECEIVED FROM GULF. IF SWIFT TELEGRAPHIC APPROVAL GRANTED, GULF CAN THEN BEGIN ON FINAL PLANS AND DRAWINGS. HOWEVER, MONTH OF RAMADAN (AUG. 15 - SEPT. 13) WILL REDUCE PACE OF WORK IN KUWAIT TO ABOUT ONE THIRD OF NORMAL, THUS DELAYING COMPLETION OF FINAL PLANS UNTIL END OF SEPTEMBER. AT THAT POINT, PLANS WILL BE SUBMITTED TO FBO FOR FINAL APPROVAL. AT SAME TIME, EMBASSY PROPOSES TO SUBMIT PLANS TO FOREIGN MINISTRY FOR BUILDING PERMIT. IF ANY CHANGES ARE REQUIRED BY DEPT, THEY CAN BE TRANSMITTED TO FORN MIN IN LATER NOTE.
MAESTRONE

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NNN

*** Current Handling Restrictions *** n/a

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